

### SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on April 28, 2006, David McMullin and Brenda McMullin (McMulln), executed a deed of trust to Closetrak Title and Escrow SVCS, Trustee for the benefit of "MERS" Mortgage Electronic Registration Systems, Inc. which deed of trust is recorded in Deed of Trust Book 2480 at Page 665 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid, "MERS" Mortgage Electronic Registration Systems, Inc., the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated March 9, 2007, and recorded in the office of the aforesaid Chancery Clerk in Book 2,680 at Page 564; and

WHEREAS, the aforesaid deed of trust was assigned to U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 by instrument dated March 19, 2007 and recorded in Book 2688 at Page 617 of the records of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in

Underwood

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accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 28th day of August, 2007 at public outcry offered the hereinafter described property for sale at the Main Front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi;

WHEREAS, at such sale, U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 bid the sum of \$54,600.00; and

WHEREAS, said bid by U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, was the highest bid;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of \$54,600.00, do hereby sell and convey unto U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

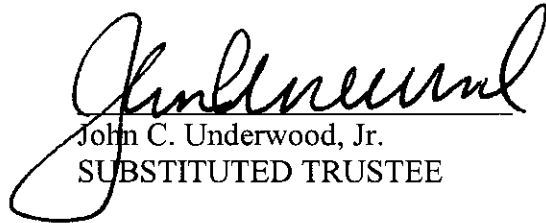
Lot 789, Section B, Desoto Village Subdivision, situated in Section 33, Township 1 South, Range 8 West, as shown on plat of record in Plat Book

8, Pages 12-15, in the Chancery Clerk's Office of Desoto County, Mississippi; to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of even date being recorded simultaneously herewith.

Parcel Number: 1-08-8-33-01-0-00789-00

WITNESS MY SIGNATURE, this, the 28th day of August, 2007.

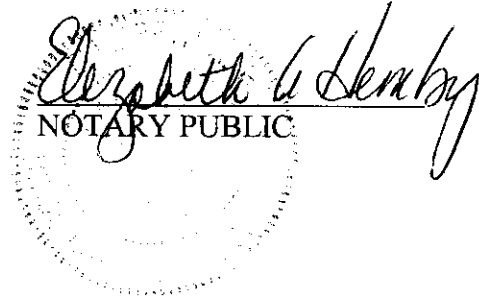
  
John C. Underwood, Jr.  
SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, John C. Underwood, Jr. Substituted Trustee, who acknowledged to and before me that he executed the foregoing Substituted Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 28th  
day of August, 2007.



My Commission Expires: October 10, 2008

Grantor's Address:  
Post Office Box 16852  
Jackson, Mississippi 39236  
Phone (601)-981-7773

Grantee's Address:  
150 Allegheny Center Mall  
Pittsburgh, Pennsylvania 15212  
Phone 412-644-6089

Prepared by:  
Underwood Law Firm  
340 Edgewood Terrace  
Jackson, Mississippi 39206  
Phone (601)-981-7773

# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**  
WHEREAS, on April 28, 2006, David McMullin and Brenda McMullin (McMullin), executed a deed of trust to Clostrak Title and Escrow SVCS, trustee for the benefit of "MERS" Mortgage Electronic Registration Systems, Inc., which deed of trust is recorded in Deed of Trust Book 2480 at Page 665 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid "MERS" Mortgage Electronic Registration Systems, Inc., the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated March 9, 2007 and recorded in the office of the aforesaid Chancery Clerk in Book 2,680 at Page 664; and

WHEREAS, the aforesaid deed of trust was assigned to U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 by instrument dated March 19, 2007, and recorded in the office of the aforesaid Chancery Clerk in Book 2688 at Page 617; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expenses of sale;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in said deed of trust, will on the 28th day of August, 2007, offer for sale at public outcry for cash to the highest bidder, and sell within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) at the Main front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi, the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

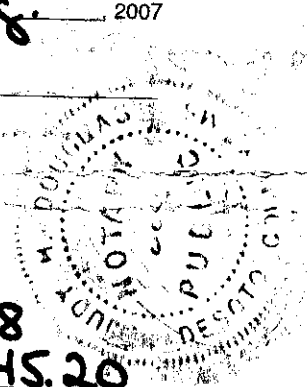
Volume No. 112 on the 2 day of Aug., 2007  
Volume No. 112 on the 9 day of Aug., 2007  
Volume No. 112 on the 16 day of Aug., 2007  
Volume No. 112 on the 23 day of Aug., 2007  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

*Diane Smith*

Sworn to and subscribed before me, this 23 day of Aug., 2007

*Judy H. Penegar*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 484 words @ .12 \$ 58.08  
B. 3 subsequent insertions of 1452 words @ .10 \$ 145.20  
C. Making proof of publication and depositing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 206.28

Lot 789, Section B, Deepo Village Subdivision, situated in Section 33, Township 11 South, Range 8 West, as shown on plat of record in Plat Book 8, Pages 12-15, in the Chancery Clerk's Office of DeSoto County, Mississippi; to which plat reference is hereby made for a more particular description of said property.  
Being all or part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of even date being recorded simultaneously herewith.  
Parcel Number: 1-08-8-33-01-0-00788-00  
I WILL CONVEY only such title as is vested in me as Substituted Trustee.  
WITNESS MY SIGNATURE, this the 23rd day of July, 2007.  
John C. Underwood, Jr.  
SUBSTITUTED TRUSTEE  
Control #07010783  
PUBLISH: 08/02/2007, 08/09/2007, 08/16/2007, 08/23/2007

Street - On the Square- Hernando, MS 38632 • Phone: 662.429.6397 • Fax: 662.429.5229